

## 17.14.070: OPEN SPACE:

- A. Functional and aesthetic open space (including buffer zones) are essential parts of the RR zone.
- B. Participants in the approval processes shall identify what is to be considered as open space by using the following parameters as a guide:
1. Waterways, water bodies, manmade water features, wetlands, steep slopes, and other areas to remain undeveloped shall count toward the open space requirement.
  2. Active, nonhard surface recreation areas, such as golf, skiing, hiking and biking trails shall count toward the open space requirement.
  3. Common park areas with passive (landscaping, lawn areas, picnic and bench areas) and active areas (soccer fields, baseball diamonds, tennis courts, fishing ponds, playgrounds, park gazebos) are encouraged and shall count toward the open space requirement, provided they are used for scenic, landscaping or recreation purposes and they are located on land which is accessible and available to all occupants of dwelling units for whose use the common park area is intended.
  4. Buffer zones along the property boundaries shall count toward the open space requirement.
  5. Portion of lots outside of designated building pads shall count toward the open space requirement if the area is preserved as natural forest, grasslands or pastureland.
  6. Parking lots, parking area landscaping buffers, paved roads, service roads, private yards, buildings or structures, required setbacks for buildings or structures, and all subdivided parcels less than one acre shall not count toward the open space requirement.
- C. Preservation, maintenance and ownership of open space within the development shall be accomplished by one or more of the following (as rights and responsibilities are delineated in the development agreement):
1. Designation of land to meet setback or other buffer zone requirements between the RR zone and adjacent properties; or
  2. Designation of land as a park, parkway system or pasture for the use of resort property owners and resort guests using the resort's recreational facilities; or
  3. Complying with the provisions of the condominium ownership act, Utah Code Annotated title 57, chapter 8, as amended, which provides for the payment of common expenses for the upkeep of the common area and facilities; or
  4. The developer may retain ownership and responsibility for maintenance of the designated open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone; or
  5. The property owners' association may retain ownership and responsibility for maintenance of the designated open space, and shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the RR zone.
- D. Changes in the project's dedication of open space will be handled through the master plan

amendment process. (Ord. 2004-10, 8-10-2004)